Historic Review Commission of Pittsburgh
200 Ross Street, First Floor Hearing Room
February 3, 2016

AGENDA

(Vacant), Chairman
Ernie Hogan, Acting Chairman
Raymond Gastil, Director of Planning
Erik Harless, Assistant Chief PLI, Secretary
Joe Serrao
Carol Peterson
Matthew Falcone

12:30 PM CALL TO ORDER

12:30 PM INTERNAL BUSINESS

Old Business

• Mexican War Streets Art Guidelines

New Business

• Approval of the minutes from the November and December 2015 hearings
• Certificates of Appropriateness Report – December 2015 and January 2016
• Applications for a Certificate of Economic Hardship – None

1:00 PM HEARING & ACTION

1. Allegheny West Historic District
   808 Western Avenue
   Alissa Martin & Jeb Jungwirth, owners and applicants
   Alteration to size of two rear windows

2. Allegheny West Historic District
   909 Western Avenue
   Sally C Graubath Trust, owner
   John D Francona, applicant
   Alteration to previously approved storefront

3. Alpha Terrace Historic District
   743 N. Beatty Street
   Lucy Ware, owner
   Brett Mahaffey, applicant
   Window replacement with composite material

4. Deutschtown Historic District
   910 Cedar Avenue
   Charles Heidlage, owner and applicant
   Revised design for after-the-fact railing and window grate

5. Deutschtown Historic District
   1006 Cedar Avenue
   Pinnacle Redevelopment, owner
   Bob Baumbach, applicant
   Roof deck and after-the-fact rear renovations

6. Allegheny City Stables—Individual Landmark
   836 W. North Avenue
   Stables Development, LP, owner and applicant
   Renovation and construction of an addition
7. **Connelly Trade School/Energy Innovation Center—Individual Landmark**
   1435 Bedford Avenue
   Pittsburgh Gateways, owner
   Renaissance 3 Architects, applicant
   Construction of roof-mounted exhaust stacks

8. **Westinghouse School—Individual Landmark**
   1101 N. Murtland Street
   Pittsburgh Public Schools, owner
   Greg Maynes, applicant
   Construction of an addition

➢ **DEMOLITIONS**

➢ **HISTORIC NOMINATIONS**

   **Albright United Methodist Church**
   486 S. Graham Street
   United Methodist Church of Western Pennsylvania, owner
   Lindsay Patross, nominator
   Historic Designation

➢ **DIRECTOR’S REPORT**

➢ **ADJOURNMENT**

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*The John Robin Civic Building, located at 200 Ross St. downtown, is wheelchair accessible. This meeting is open to all members of the public. INTERPRETERS FOR THE HEARING IMPAIRED WILL BE PROVIDED WITH FOUR DAYS NOTIFICATION BY CONTACTING RICHARD MERITZER AT 412-255-2102.*

*Please contact Sarah Quinn with questions and comments: 412-255-2243 sarah.quinn@pittsburghpa.gov*
Historic Review Commission of Pittsburgh
Application for a Certificate of Appropriateness

Deadline:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

Fee Schedule:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

Address of Property:
806 Western Ave
Pittsburgh, PA 15233

Owner:
Name: Alissa Martin/Deb/Drung
Address: 806 Western Ave
Phone: 412-735-6597
Email: 1mpd @ pavement @ pittsburgh.gov

Required Attachments:
☐ Drawings ☑ Photographs ☐ Renderings ☐ Site Plan ☐ Other

Detailed Description of Proposed Project:
Removing old/broken AC unit built in above window and expanding window size by 10" to compensate for gap left by removed AC window unit.

Signatures:
Owner: [Signature] Date: 1/11/16
Applicant: [Signature] Date: 1/11/16

* Rear view is visible by adjacent alley called rope way.*
HISTORIC REVIEW COMMISSION OF PITTSBURGH
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FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
909 Western Avenue
Pittsburgh, PA 15233

Allegheny West Historic District

OWNER:
NAME: Sally C Graubarth Trust
ADDRESS: 613 N Taylor Avenue
Pittsburgh, PA 15212
PHONE: 352-422-8079
EMAIL: hsgraubarth@gmail.com

APPLICANT:
NAME: John D Francona, RA
ADDRESS: 1234 Resaca Place
Pittsburgh, PA 15212
PHONE: 412-596-3477
EMAIL: john.d.francona@gmail.com

REQUIRED ATTACHMENTS:
X Drawings  X Photographs  X Renderings  Site Plan  Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
This project was previously approved by the HRC and issued COA #15-016. Storefront has been redesigned from the original submission. All other aspects of the project remain the same.

SIGNATURES:

OWNER: ___________________________ DATE: ___________________________

APPLICANT: ___________________________ DATE: 01/13/2016
EXISTING WESTERN AVENUE ELEVATION
REVISED WESTERN AVENUE ELEVATION
APPROVED WESTERN AVENUE ELEVATION
APPROVED WESTERN AVENUE ELEVATION
STORERONTEXISTING
PROPOSED STOREFRONT
Historic Review Commission of Pittsburgh
Application for a Certificate of Appropriateness

Deadline:
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Fee Schedule:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

Address of Property:
743 N Beatty Street
Pittsburgh, PA 15206

Owner:
Name: Lucy Ware
Address: 743 N Beatty Street
Phone: 412-708-1612
Email: _______________________

Applicant:
Name: Brett Mahaffey
Address: 37720 Amrhein
Phone: 734-237-1065
Email: BRETT.MAHAFFEY@ANDERSENCORP.COM

Required Attachments:
☐ Drawings ☑ Photographs ☐ Renderings ☐ Site Plan ☐ Other

Detailed Description of Proposed Project:
Replacing 19 windows.

Signatures:
Owner: __________________________ Date: __________________
Applicant: ______________________ Date: __________________
**STAFF LEVEL REVIEW and FEES** – Project adheres to historic guidelines

<table>
<thead>
<tr>
<th>Type of Project</th>
<th>Residential Fees</th>
<th>Commercial Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>In-kind repairs</td>
<td></td>
<td>$25</td>
</tr>
<tr>
<td>In-kind restoration</td>
<td></td>
<td>$5 per linear foot of the façade</td>
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<tr>
<td></td>
<td></td>
<td>(minimum $50)</td>
</tr>
<tr>
<td>Mechanical and HVAC</td>
<td>$25</td>
<td>$5 per linear foot of the façade</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(minimum $50)</td>
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<tr>
<td>Commercial awnings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signage</td>
<td></td>
<td>No Fee</td>
</tr>
<tr>
<td>Painting</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**HISTORIC REVIEW COMMISSION LEVEL REVIEW AND FEES** – Project does not adhere to historic guidelines and changes in materials

<table>
<thead>
<tr>
<th>Type of Project</th>
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<th>Commercial Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Awnings</td>
<td>$100</td>
<td>$10 per linear foot of the façade</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(minimum $150)</td>
</tr>
<tr>
<td>Fencing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Painting</td>
<td>$100</td>
<td>$10 per linear foot of the façade</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(minimum $150)</td>
</tr>
<tr>
<td>Restoration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement</td>
<td>$100</td>
<td></td>
</tr>
<tr>
<td>Change in materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change in fenestration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanical and HVAC</td>
<td></td>
<td></td>
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<tr>
<td>New construction</td>
<td></td>
<td></td>
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<tr>
<td>Signage</td>
<td></td>
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</tr>
</tbody>
</table>

**All demolitions and historic nominations require full HRC review. Fees vary for demolitions ($100 or $400) and for historic nominations ($100 or $250) depending on type.**

* Residential review is for single-family homes, and structures originally built as houses with four units or less. Properties with more than four units and apartment buildings are considered commercial buildings.

* Applicants do not pay for both the Staff Review and the full HRC review for any single project. Fees are non-refundable.
101 & 102 WE ARE REPLACING THE LARGE SILL THAT IS ROTTED OUT-----SILL IS 4.75" TALL-----38" WIDE AND 7" DEEP
Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex® material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

<table>
<thead>
<tr>
<th>Fibrex® Material</th>
<th>Other Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strength</strong></td>
<td></td>
</tr>
<tr>
<td>Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.</td>
<td>Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.</td>
</tr>
<tr>
<td><strong>Insulation</strong></td>
<td></td>
</tr>
<tr>
<td>Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.</td>
<td>Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.</td>
</tr>
<tr>
<td><strong>Low Maintenance</strong></td>
<td></td>
</tr>
<tr>
<td>Fibrex material never needs scraping or painting. It won’t rot, decay or mold.*</td>
<td>Fiberglass frames are painted and may need regular maintenance.</td>
</tr>
<tr>
<td><strong>Beauty</strong></td>
<td></td>
</tr>
<tr>
<td>Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.</td>
<td>Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lineals.</td>
</tr>
<tr>
<td><strong>Environmental Responsibility</strong></td>
<td>Andersen windows are the only windows with Green Seal certification. Fiberglass is a thermoset material and cannot be reformed into new profiles.</td>
</tr>
<tr>
<td>40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal’s science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.</td>
<td></td>
</tr>
<tr>
<td><strong>Warranty</strong></td>
<td></td>
</tr>
<tr>
<td>A window is not just glass and some framing material. It’s a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.</td>
<td>More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.</td>
</tr>
</tbody>
</table>

*For a copy of the Renewal by Andersen 20/2/10 year limited warranty, contact a sales representative. ** Small Business Administration Website, www.sba.gov
Andersen Corporation was founded in 1903 and soon revolutionized the way windows were installed by pre-cutting materials for carpenters to assemble on the building site.

Over the years, Andersen proudly introduced other industry milestones, including new technologies and methods that made windows and doors last longer, look better, and function as intended for many years. By the 1950s, Andersen’s research and development efforts were laying the groundwork for Fibrex® material and a brand new way to provide homeowners with beautiful, high quality, and efficient replacement windows.

1958  Aluminum rejected as a framing material due to high conduction of heat and cold.

1959  Andersen is the first company to develop a hollow vinyl window in the U.S. but decides it doesn’t have enough structural integrity. But the low maintenance feature of the vinyl had possibilities.

1966  Andersen creates the “clad-wood” window and door category (still the standard of excellence in stock-size new construction). Andersen Research & Development invents a way to weld the corners together for airtight, watertight performance.

1968-78  The price of wood increases 400% in 10 years. Wood’s unique structure preserves its strength right down to the cellular level. Andersen expands its use of reclaimed wood fibers into pressed wood boards for hidden parts of the window. Engineered wood—wood pieces combined and pressed together—actually prove stronger than traditional raw wood.

1991  Fibrex® material is patented—it combines the best qualities of wood and thermo-plastic polymers.
Andersen® products and patents have revolutionized the window and door industry for over 100 years, changing the home construction industry, how homes are designed, and even how we live in our homes.

We are constantly testing and introducing new materials. Heat and cold chambers mimic extreme temperature conditions. Simulating devices produce extremes of dry and wet to test all new products. Windows, hardware, finishes and packaging materials all undergo testing.

“Renewal by Andersen benefits from the rich tradition of the Andersen® brand. Customers know that they can trust us, that they will be treated well and that we stand behind our products.”

—Paul Delahunt
President of Renewal by Andersen

The company’s innovation grows from its talented and committed employees. Andersen family values of excellence, integrity, innovation and partnership speak to the success of its past and guide a future of unlimited possibility.
The “material” difference
Consider all you expect windows to do for your home—Fibrex® material makes a difference in every instance. Measured across a range of conditions that affect the efficiency, maintenance and beauty of windows, Fibrex® material performs well compared to vinyl, aluminum, fiberglass, and wood. Take a look and we think you’ll agree—replacement windows made of Fibrex® material are the right choice for your home.

Durable and reliable
Fibrex material, like wood, fiberglass and aluminum, expands and contracts very little. Vinyl, however, expands and contracts a lot, which can cause cracks, bowing and leakage of air and water. Fibrex material windows will perform better in every season no matter how cold the winters or how hot the summers in your area.

Stable and predictable
Fibrex material is twice as stable and rigid as vinyl. Wood’s average stiffness is higher, but it’s less predictable than Fibrex® material because of wood’s natural variations like grain, knots and moisture content. Fibrex material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass, more view. Fibrex material can be made into any style of window—including curved specialty windows—and in colors to complement every home.

An excellent insulator
Fibrex material has excellent insulating properties on a par with wood, vinyl or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor cold temperatures to chill the window areas inside. Fibrex material insulates about 700 times better than aluminum.

Decay-resistant
With Fibrex material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Renewal by Andersen’s windows, made with Fibrex material, never need scraping or painting because they are warranted not to flake, rust, blister, peel, crack, pit or corrode.*

For additional information on Renewal by Andersen® products and services, please visit our Website at renewalbyandersen.com

*See the limited warranty for details.

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HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
910 Cedar Avenue
Pittsburgh PA 15212

OWNER:
NAME: Charles Heidlage & Margaret MacAvoy
ADDRESS: 910 Cedar Avenue
Pittsburgh PA 15212
PHONE: 617-939-4055
EMAIL: c.heidlage@gmail.com

APPLICANT:
NAME: Charles Heidlage
ADDRESS: 910 Cedar Avenue
Pittsburgh PA 15212
PHONE: 617-939-4055
EMAIL: c.heidlage@gmail.com

REQUIRED ATTACHMENTS:
☑ Drawings ☑ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Revised design to railing and window box to conform to HRC standards.

SIGNATURES:
OWNER: [Signature] DATE: 1/7/16
APPLICANT: [Signature] DATE: 1/7/16
910 Cedar Avenue

Charlie Heidlage
Homeowner

February 3, 2016
Option I: Maintain current design

While designing the railing we pulled from the architecture of the house (the geometric designs combined with the leaf patterns) but we stayed appropriate to the neighborhood and style from other similar constructed neighborhoods. Additionally, two experts have agreed that the railing we removed was not original to the construction of the house. Best estimates were of an age of 60-70 years old due to method of construction and deterioration (the house was completed in 1886). Other renovations from inside the house fit this timeline of investment in the property.

The house itself pulls from the Second Empire, Queen Anne and Romanesque styles in a manner that does not fit one tradition but more of an eclectic combination of multiple styles. The railing that we have installed, which matches the window grates that have been approved, specifically meets the design elements of the Richardsonian Romanesque influences with the horizontal and vertical lines paired with floral ornamentation. Attached as Appendix A is the presentation given to the HRC in March discussing the design components and reasoning for the current railing and window box. This was very important to us, with the huge influence Richardson has in Pittsburgh and the Northside especially.

In the interest of keeping the house looking cohesive, and maintaining the appropriate historical influences I feel it is important to maintain the front railing as is.

I have also included an image of the railing pre-installation to show the poor quality of construction and the then-current state. You will notice that we kept the original newel post.
Removed Railing Condition:
Option II: Design revisions

The second option is designed to revise both the railing and window guard to achieve a closer design match to the removed railing. To maintain continuity of design throughout the façade, I am proposing to change elements in both the railing and the previously approved window boxes. Due to the condition of the sandstone landing, I am unable to completely remove the railing without causing significant an irreparable damage to the stone.

Removed railing:

![Removed railing image]

The goal is to leave the new rail in place, cut out the straight bars, leave the straight bars with the square collars since they match the window guards, and add in a scroll to replace the plain straight bars. We do not want to take the railing out because of the condition of the concrete and stone. We will have the scrolls powder coated to match but they will be welded and touched up on site.

Current railing:

![Current railing image]

Proposed design:
I believe that this revised design honors the removed railing design without compromising the structural integrity of the entranceway while meeting the requests made by the Historical Review Commission. If the current design is not approved, I look forward to completing the project with a design that is accepted by the HRC.
Appendix A: Original design inspirations
Neighboring Properties:

Similar to 910 Cedar, 916, 912 and one other property on Cedar have decorative friezes. 916 and 912 also have design details on the vertical bars.
Level of ornamentation:
Window Guard Height and Fabrication / Installation:

Examples of window guards installed at sash height along with a full panel guard covering two windows at 916 Cedar. The full panel guards at both 916 and 910 were fabricated as such to avoid damage to wood or brick detailing between the windows. The brick at 910 is beveled and not wide enough to safely drill into without possible damage.
Design Inspiration:

The architecture of 910 Cedar is a combination of Queen Anne, Richardsonian Romanesque and Second Empire.

For design inspiration we looked at brick and masonry row homes built in urban areas in the northeast combining Queen Anne and Richardsonian Romanesque architecture (D). The railings designs on these homes ranged from very simple to slightly or very ornate. The Second Empire style home in photo (C) also shows cast posts, decorative collars and a "c" scroll frieze which are characteristics that relate back to our design.

We chose a design similar to one found in the book Wrought Iron in Architecture by Gerald K. Geerlings. It is noted that the style was used quite often by German craftsman in Pennsylvania. The design characteristics include vertical bars with cast collars along with bands of scrolls sometimes seen at the top, bottom or both (A).

Heritage Industries, Inc. suggested a solid molded cap rail (B) to enhance the quality and ensure longevity.
Design details inspired by the architecture and original iron post:

- Leaf Carvings / Forged Steel Leaves
- Brick Dentals / Square Collars
- Round Post Cap / Forged Spheres
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

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FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
1006 CEDAR AVENUE
PITTSBURGH, PA 15212

OWNER:
NAME: PINNACLE REDEVELOPMENT
ADDRESS: 145 27TH PH H ST
          NEW YORK, NY 10016-9039
PHONE: 412.580.9019
EMAIL:________________________

REQUIRED ATTACHMENTS:
✓ Drawings  ✓ Photographs  ☐ Renderings  ☐ Site Plan  ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
PROPOSED CONSTRUCTION OF 12'X20' ROOF DECK ABOVE 2ND FL REAR STRUCTURE; TO BE RECESS IN ROOF W/ CEDAR 'PLYNTH' AND WOOD HAND RAILS

SIGNATURES:
OWNER: ___________________________ DATE: ___________________________
APPLICANT: Robert Baumbach DATE: 11/13/2015
Scope of Work for back exterior renovations of 1004 & 1006 Cedar Avenue –

1. Installed new 30 year owens corning shingles on roof.
2. Installed new gutters on both units.
3. New brick on back and painted side wall brick. The existing wall was structurally unsound and existing brick proved too fragile to reuse.
5. Thermo Tru steel french doors.
6. Pennsylvania blue stone patio ipe wood fence
7. Cement driveway.
PLAN OF PROPERTY
PINNACLE REDEVELOPMENT
1006 CEDAR AVENUE
PITTSBURGH PA 15212
LOT AND BLOCK 24-N-85-A

SCALE: 1/16" = 1'-0"
NOVEMBER 11, 2015
NEW DECK RECESSED INTO ROOF

2-1/2" WOOD PICKETS, 3-1/2" WOOD TOP AND BOTTOM RAIL AND 5/4"x6" TREX HANDRAIL

NEW 2 PANEL DOOR AT MANSARD ROOF
REAR ELEVATION

SCALE: 1/2" = 1'-0"

INSTALL 5" CEDAR BOARDS W/ 1/8" REVEAL OVER RAISSCREEN WALL

2-1/2" WOOD PICKETS, 3-1/2" WOOD TOP AND BOTTOM RAIL AND 5/4"X6" TREX HANDRAIL
SIDE ELEVATION

SCALE: 3/16" = 1'-0"

NEW DECK RECESS INTO ROOF

NEW DOOR DORMER AT MANSARD ROOF
SIDE ELEVATION
SCALE: 1/2" = 1'-0"

2-1/2" WOOD PICKETS, 3-1/2" WOOD TOP AND BOTTOM RAIL AND 5/4"X6" TREX HANDRAIL

INSTALL 5" CEDAR BOARDS W/ 1/8" REVEAL OVER RAINSCREEN WALL
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
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STAFF USE ONLY:
DATE RECEIVED: ____________________________
LOT AND BLOCK NUMBER: ________________________
WARD: ____________________________
FEE PAID: ____________________________
DISTRICT: ____________________________

ADDRESS OF PROPERTY:
836, 840, and 846 W North Ave
Pittsburgh, PA 15233

APPLICANT:
NAME: STABLES DEVELOPMENT, LLC
ADDRESS: 322 N. Shore Dr., Ste. 200
Pittsburgh, PA 15212
PHONE: 412-608-4571
EMAIL: andrew@go-realty.com

REQUIRED ATTACHMENTS:
☑ Drawings ☐ Photographs ☐ Renderings ☑ Site Plan ☐ Other (Material Specs)

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Renovation of existing 3-Story structure, and adjacent new construction of 4-Story structure, with compatible materials and connected 4th story for 35 town residential units with integral parking.

SIGNATURES:
OWNER: STABLES DEVELOPMENT, LLC
DATE: 1/15/16

APPLICANT: ____________________________
DATE: 1/15/16
EXISTING CONDITIONS AND DEVELOPMENT OVERVIEW

SITE PLAN

The existing site consists of 3 parcels, one of which contains a 3-story brick structure (the “Stables Building”), and two parcels that are currently vacant land:

The survey indicates that the existing structure is on its own parcel, and the new construction will be on a separate parcel (see Appendix C for full survey and site plan):
Stables Building

The Stables Building was built in 1895, is designated as a city historic structure, and is located in the Allegheny West neighborhood:
View of East Wall of Building

View of Detail on Façade

View of Second Floor and Columns

View of Second Floor and Columns

View of Third Floor and Columns

View of Third Floor and Columns
ADJACENT VACANT LAND

The adjacent vacant land contains two parcels that will be the site of the 4-story new construction:

View from North West Corner of Adjacent Vacant Land

View from West Side of Vacant Land

View of Vacant Land from West North Ave
SCOPE OF WORK

The intended scope of work involves:

- Renovation of existing 3-story structure for parking and amenities on first floor, with residential units on the second and third floors.
- New construction on adjacent parcel of 4-story structure with compatible materials.
- Addition of fourth story on new construction and extending onto the existing structure.

The intent of the exterior design is to complement the existing structure by using historically appropriate materials and matching the fenestration of the Stables Building (see Appendix A for full drawings and elevations).
FOURTH STORY SETBACK

The intent of the fourth story, deck, and railings is to provide a setback that minimizes the impact of their visibility from West North Avenue (see drawings in Appendix A for additional detail):

View from Galveston Ave at West North Ave

View from Brighton Rd at West North Ave
HISTORY

The Historic Stables Building is the last standing public works building from the City of Allegheny. A review of public records confirms that the Allegheny City Stables/Public Works Building was constructed in 1895. The building was designed by Robert Swan and constructed by Samuel Hastings.

On May 16, 1895, the Select and Common Councils of the City of Allegheny approved a resolution “authorizing the awarding of a contract for the erection of a stable on North Avenue for use of the Department of Public Works” Bureau of Highways and Sewers. The contract for the stables building was let to Samuel Hastings, Esq., the lowest bidder, for the sum of $12,260. On October 25, 1895, a building permit was issued for a three-story brick stable, measuring 68 ft by 101 feet, with an estimated cost of $12,000, to be occupied by the Allegheny City Department of Public Works. A 1901 plat map shows the Kramer & Redman building replaced with a brick structure identified as “City of Allegheny” confirming that the stables building had been built.

On December 7, 1907, the City of Pittsburgh annexed Allegheny City. All of the municipal offices of Allegheny City, including the Public Works Department, were merged with those of the City of Pittsburgh. Although the gasoline engine and automobiles were gaining in popularity at this time, horses remained a viable means of transport for both people and goods well into the twentieth century.

In 1928, the City of Pittsburgh utilized approximately 300 head of horses in its various departments, which was overseen by the Bureau of Horses within the Office of the Mayor. The four park divisions used from two to ten horses each, while the eight divisions of the Bureau of Highways and Sewers each used from eight to 42 head to maintain, what amounted to in 1928, nearly 1800 miles of public roadways, including over 800 miles of improved streets and alleys, and over 900 miles of unimproved streets and alleys.

Draft horses, primarily Belgians, used by the Department of Public Works were of the show horse order, and consisted of mostly mated teams of dappled grays, chestnuts with white markings, blacks, roans, and bays (reddish-brown) that weighed 1500 to 1900 pounds, and measured from 15 to 16 ½ hands in height. Teams typically worked an eight-hour day, but sometimes up to fifteen hours per day, and had an average working age of 18 years, with some reaching over 22 years of service.

All of the city-owned stables were open to the public at all times, and “[s]table men, watchmen, and others connected with the horse department [were] required to be polite and accommodating to all visitors at all times.”
The building continued to be used by the Department of Public Works well into the twentieth century, witnessing the conversion from horse-driven to motor-driven equipment. The DPW occupied the building as late as 1969, and served Allegheny City and City of Pittsburgh Departments of Public Works for approximately 75 years. On November 7, 1973, the Denny heirs sold the lot and building to David Stein.

The building is an excellent example of the Romanesque style of architecture adapted to utilitarian use. The building’s arcaded south (façade), east (side), and north (rear) elevations all incorporate the use of round and segmental arched openings, radiating brick voussoirs, and projecting brick and stone belt courses. The north (façade) elevation incorporates two patterns of brick diapering as well as a corbeled brick cornice. As such, the building retains a high degree of historic integrity of design, materials, and workmanship. The building also retains its integrity of location and setting as it is situated prominently in the midst of an intact late nineteenth to early twentieth century industrial corridor along W. North Avenue. As such, the building continues to convey the feeling and association of a late nineteenth century Romanesque influenced stables/public works building.

The building is significant for its association with the former City of Allegheny, having served as a public works/stables building. Allegheny City enjoyed a widespread reputation for its excellent public works and its low public indebtedness. This building appears to be the only surviving edifice of Allegheny’s Public Works Department and one of a very small number of remaining municipal buildings attributed to Allegheny City. The Allegheny City Stables/Public Works Building is also significant for its association with the City of Pittsburgh Division of Highways and Sewers and for its association with the City of Pittsburgh, Bureau of Horses. Of the facilities that quartered city-owned horses listed in the History section of this nomination, a preliminary survey indicates that the Allegheny City Stables/Public Works Building is the only such building remaining. The building serves as possibly the last tangible reminder of these agencies during the pre-automobile era, when true horse power provided the bulk of hauling and towing needs. The building continued to serve the City of Pittsburgh well into the mid-twentieth century, witnessing the transformation of horse-drawn to motor-driven equipment.

**Source:** Nomination of 836 West North Avenue (former Allegheny City Stables) to be a City Historic Structure.
Site Plan

Stables Development
Pittsburgh, PA

LOT COVERED
LOT SIZE: 16,935 SF (= MAX. LOT COVERAGE OF 15,242 SF)
MAXIMUM LOT COVERAGE IN NDI ZONE: 90.0%
PROJECT LOT COVERAGE: 88.4%
REQUIRED SETBACKS: N/A

PROJECT TOTAL UNIT COUNT

<table>
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<tr>
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<th>#</th>
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<tr>
<td>STUDIO</td>
<td>2</td>
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<tr>
<td>ONE BEDROOM</td>
<td>12</td>
</tr>
<tr>
<td>TWO BEDROOM</td>
<td>9</td>
</tr>
<tr>
<td>Loft</td>
<td>12</td>
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<tr>
<td>TOTAL</td>
<td>35</td>
</tr>
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</table>

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Stables Development
Pittsburgh, PA

1ST FLOOR: 5,724 SF FLOOR AREA
2ND FLOOR: 14,413 SF FLOOR AREA
3RD FLOOR: 14,413 SF FLOOR AREA
4TH FLOOR: 11,241 SF FLOOR AREA

GROSS FLOOR AREA

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<tr>
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<th>SF</th>
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<tr>
<td>1ST FLOOR</td>
<td>5,724</td>
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<tr>
<td>2ND FLOOR</td>
<td>14,413</td>
</tr>
<tr>
<td>3RD FLOOR</td>
<td>14,413</td>
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<tr>
<td>4TH FLOOR</td>
<td>11,241</td>
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<tr>
<td>TOTAL</td>
<td>45,791</td>
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</tbody>
</table>

FLOOR AREA RATIO

LOT SIZE: 16,935 SF (MAX. FAR OF 33,870 SF)
MAXIMUM FAR IN ND ZONE: 2.1
PROJECT FAR: 2.71

Stables Development
Pittsburgh, PA

2

FAR

Scale: 1/16" = 1'-0"
Date: 1.11.2016
Stables Development
Pittsburgh, PA

EXISTING HEIGHT 43' - 4"
MAXIMUM HEIGHT 45' - 0"
PROPOSED HEIGHT 55' - 4"
PROPOSED HEIGHT 59' - 0"

PRECAST ELEMENTS TO MATCH EXISTING STRUCTURE
BRICK AND MORTAR TO MATCH EXISTING STRUCTURE
STEEL FRAMED CONCRETE DECK
LANDSCAPING TO MATCH EXISTING IN NEIGHBORHOOD
ALUM. CABLE RAILING SYSTEM; COLOR TO MATCH WINDOWS
EXISTING BRICK TO BE REPAIRED WHERE NECESSARY
EXTERIOR LIGHT FIXTURES
HARDIEPANEL SMOOTH VERTICAL SIDING

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1273 Washington Pike
Bridgewater, PA 15017
T: 412.257.9010
F: 412.257.9010

Front Elevation
Graph Scale
- BRICK AND MORTAR TO MATCH EXISTING STRUCTURE
- LANDSCAPING TO MATCH EXISTING IN NEIGHBORHOOD
- EXISTING BRICK AND PRECAST TO BE CLEANED
- NEW LAMP POSTS TO MATCH EXISTING IN NEIGHBORHOOD
- ALUM. CLAD WOOD WINDOWS; COLOR TO MATCH ORIGINAL
- EXISTING BRICK AND MORTAR TO BE REPAIRED WHERE NECESSARY
- EXISTING BRICK AND MORTAR TO BE REPAIRED WHERE NECESSARY
LANDSCAPING TO MATCH EXISTING IN NEIGHBORHOOD

NEW LAMP POSTS TO MATCH EXISTING IN NEIGHBORHOOD

HARDIPEEL SMOOTH VERTICAL SIDING
Stables Development
Pittsburgh, PA
APPENDIX B – MATERIALS SPECIFICATIONS
EXTERIOR FINISH
All exterior surfaces are covered with a factory-applied latex primer.

AURALAST® WOOD
Auralast® wood is fundamentally different from wood resulting from traditional millwork preservation processes in that it uses a proprietary vacuum/pressure process to provide protection throughout the wood parts used to make windows and doors. Auralast® wood is distinguished from wood using the current preservation methods by its unique ability to achieve greater penetration of the active ingredients into the wood parts, with a penetration of the treatment being a minimum of 92%.

INTERIOR FINISH
All interior surfaces are unfinished clear pine ready for on-site finishing. Primed and pre-finished interiors are available in paint: Pure White, Extra White, Natural Choice, Moderate White; in stain: Wheat, Cherry, Fruitwood, Cordovan, Cider and Clear Lacquer.

FRAME
Frame is assembled from select kiln dried pine using Auralast® wood on all exterior parts. Frame corner joints are tightly secured with metal fasteners and adhesive. Frame thickness is 11/16" (17.5mm) at head, side jamb and sill. Basic jamb width is 4-9/16" (116mm) and may be extended for different wall depths. Finished frame has exterior casing, sill nosing, weather-stripping, hardware, and interior stops applied.

SASH
Sash is 1-7/16" (36.5mm) thick select kiln-dried pine using Auralast® wood. Stiles and rails are mortise and tenoned, machine clamped for squareness and secured with metal fasteners. The glass is mounted into the sash using a silicone-glazing compound on the exterior and acrylic sealant on the interior, then secured with interior applied profiled wood stops. Sash operate in a non-compression ivory colored jamb liner that allows both top and bottom sash to tilt inside for easy cleaning and removal without the use of tools. No finger plow sash available on venting units.

GLAZING
3/4" (19mm) thick sealed insulating glass is constructed from two panes of glass, utilizing a continuous roll formed stainless steel spacer with dual seal sealant. The glass is mounted into the sash using a silicone-glazing compound and secured with interior applied profiled wood stops. All insulating glass units comply with the performance requirements of IGCC in accordance with either ASTM E774 or E2190.

GLAZING OPTIONS
3/4" insulating glass available in Low-E with Argon, Low-E, Low-E 366, Clear, Neat Glass, reflective, tinted, or obscure, tempered or other specialty glass as specified. Preserve® film is a 0.002" thick polyethylene film with a low tack acrylic adhesive applied to the glass for protection during shipping and installation, 4,000 foot elevations and higher require a capillary tube to equalize environmental stress (otherwise known as High Altitude glazing). High Altitude glazing does not allow the use of Argon as listed under glazing options.

WEATHER-STRIPPING
Engineered system combines PVC ivory jamb liner with dual bulb weather-stripping at head. Checkrail features thermoplastic rubber bulb and recessed cam action sash lock for secure closure. Rigid vinyl water stops at sill provide additional restraint against weather.

HARDWARE
Sash operate by means of a dual block and tackle balance system with nylon roller pulleys and high-tension coil springs. Balance system gauged to sash weight and uses pre-stretched dacron cord attached to clutch mechanisms to insure smooth, operation and compliance with operating force requirements. Jamb liners are Ivory (White is optional). Recessed cam action sash lock is available in White, Chestnut Bronze, Desert Sand or optional Bright Brass, Antique Brass, Polished Brass, Brushed Chrome or Imitation Oil Rubbed Bronze. 28" glass width and larger units have two sash locks. Optional Lexan sash lift available for no finger plow sash.

EXTERIOR INSET SCREENS
Charcoal fiberglass screen cloth (18x16 mesh) set in painted roll formed aluminum frame with color to match cladding - choice of Brilliant White, Chestnut Bronze, Desert Sand, French Vanilla, Hartford Green, Mesa Red, Black, Arctic Silver or Dark Chocolate, installed in channel on frame extrusion and held in place with spring loaded plungers at the top and sides of screen. Aluminum mesh and Phantom screen also available. Insect screens are intended to allow air and light in and to keep insects out. They are not intended to keep anyone or anything from falling through an open window. For safety screens or other security devices contact your local building supply retailer.

GRILLES
SDL (Simulated Divided Lites) - wood muntins permanently applied to the exterior of the insulating glass unit (not available on textured glass) in 7/8" (22mm), 1-1/8" (28.5mm), or 1-3/8" (34.9mm) widths and a putty profile in 5/8" (15.9mm), 7/8" (22mm) and 1-1/8" (28.5mm) widths only. SDL is standard with a light bronze internal shadow bar to give a true divided lite appearance. As an option, SDL may be ordered with a silver shadow bar. Clear wood interior muntin bars match the exterior muntin width and are permanently bonded to the interior of the glass. Also available is a 2-5/16" (59mm) SDL bar, which simulates a double-hung checkrail.

Full Surround Wood Grilles - Rectangular unfinished clear pine wood grilles in 7/8" (22mm), 1-1/8" (28.6mm) and 1-3/8" (35mm) are available in patterns selected by the owner.

GBG (Grilles between the Glass) - 5/8" (15.9mm) flat and 23/32" or 1" contour mounted between the glass panes suspended within the air cavity.

EXTERIOR TRIM
1-3/32" (27.8mm) x 2" (50.8mm) brickmould with 1-1/16" (27mm) x 1-3/4" (44.5mm) nosing is standard. Flat casing is available as 1-3/32" (27.8mm) x 2" (50.8mm), 1-3/32" (27.8mm) x 2-1/2" (64.8mm), 1-3/32" (27.8mm) x 4-1/2" (114.3mm), and 1-3/32" (27.8mm) x 5-1/2" (139.7mm). The following profiled casings are available: RB-3 and Adams as 1-1/16" x 3-1/2" (89mm), and Williamsburg 1-3/16" x 3-1/4". Historical wood sill nosing 1-3/4" (44.5mm) and 2-13/16" (71.4mm) is also available.

Continued on next page
EXTENSION JAMBS

Extension jambs are factory applied to the interior on all four sides of the frame and are 4/4 standard thick pine to accommodate wall depths up to 9-5/16” with one piece, and up to 12” with two pieces. 9/16” (14.2mm) option also available.

INSTALLATION

Installation per JELD-WEN Installation Method for Wood Windows JIl003 or JIl012. See www.jeld-wen.com/resources for instructions.

PRODUCT SPECIFICATIONS

PERFORMANCE

NFRC Certified - (Rated and labeled in accordance with NFRC)
WDMA Hallmark Certified -
In accordance with AAMA/NWWDA/101/1.5.2-97
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<tr>
<th>SPECIFICATION</th>
<th>STANDARD FEATURES</th>
<th>OPTIONAL FEATURES</th>
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<tbody>
<tr>
<td>FRAME</td>
<td>• Fingerjoint Wood</td>
<td>• Natural</td>
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<tr>
<td>EXTERIOR FINISH</td>
<td>• Primed</td>
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<tr>
<td>EXTERIOR TRIM</td>
<td>• 1-3/32” Brickmould</td>
<td>• Flat Casing: 1-3/32” x 2”, 3-1/2”, 4-1/2”, and 5-1/2”</td>
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<tr>
<td></td>
<td>• Wood Sill Nose</td>
<td>• Heritage Casing: 1-3/16” x 3-1/4”</td>
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<tr>
<td></td>
<td>• Drip Cap</td>
<td>• Adams Casing: 1-1/16” x 3-1/2”</td>
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<tr>
<td></td>
<td></td>
<td>• RB3 Casing: 1-1/16” x 3-1/12”</td>
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<tr>
<td></td>
<td></td>
<td>• 1-7/32” x 4-1/2” Backband</td>
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<td></td>
<td>• No Brickmould Option</td>
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<td>• Clad Metal Drip Cap (White only)</td>
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<td>INTERIOR FINISH</td>
<td>• Natural</td>
<td>• Priming Available</td>
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<td>Pre-finished Interior Options are:</td>
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<tr>
<td></td>
<td></td>
<td>• Paint - Pure White, Extra White, Natural Choice, Moderate White</td>
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<tr>
<td></td>
<td></td>
<td>• Stain - Wheat, Fruitwood, Cherry, Cordovan, Cider</td>
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<tr>
<td></td>
<td></td>
<td>• Clear Lacquer</td>
</tr>
<tr>
<td>SIZE</td>
<td>• Width:</td>
<td>• Width:</td>
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<td></td>
<td>Picture Double-Hung: Minimum: 16”</td>
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<td></td>
<td></td>
<td>Maximum: 77-3/8”</td>
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<td></td>
<td></td>
<td>Fixed Units up to 49-3/8” wide can be up to 80” high</td>
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<tr>
<td></td>
<td></td>
<td>Fixed Units up to 49-3/8” wide can be up to 92” high</td>
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<tr>
<td></td>
<td></td>
<td>Height:</td>
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<td>Venting Double-Hung: 32, 36, 40, 44, 48, 52, 56, 60, 64, 68, 72, 76, 80, 88, 92</td>
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<td>Picture Double-Hung: Minimum: 15”</td>
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<td>Maximum: 92”</td>
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<td>Fixed Units over 49-3/8” wide can be up to 80” high</td>
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<td>Fixed Units up to 49-3/8” wide can be up to 92” high</td>
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<td>• For RO, add 3/4”</td>
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<tr>
<td>GLAZING</td>
<td>• Low-E Insulating Glass</td>
<td>• Clear</td>
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<tr>
<td></td>
<td>• Preserve® Protective Film</td>
<td>• Obscure</td>
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<tr>
<td></td>
<td></td>
<td>• Bronze</td>
</tr>
<tr>
<td></td>
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<td>• Reflective</td>
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<td></td>
<td>• Low-E 366</td>
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<td>• High Altitude</td>
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<tr>
<th>SPECIFICATION</th>
<th>STANDARD FEATURES</th>
<th>OPTIONAL FEATURES</th>
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<tr>
<td><strong>GRILLES</strong></td>
<td></td>
<td>• 5/8” Flat, 23/32” or 1” Contour GBG</td>
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<td>• 7/8”, 1-1/8”, 1-3/8” Full Surround Wood Grilles</td>
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<td></td>
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<td>• SDL Bead Profile:</td>
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<td></td>
<td>• 7/8”, 1-1/8”, 1-3/8”, 2-5/16” with Light Bronze Shadow Bar</td>
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<td></td>
<td>• 7/8”, 1-1/8”, 1-3/8”, 2-5/16” with Silver Shadow Bar</td>
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<td>• SDL Putty Profile:</td>
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<td>• 5/8”, 7/8”, 1-1/8” with Silver Shadow Bar</td>
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<td>• Cam Locks</td>
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<td></td>
<td>• Ivory Jamb Liners (standard)</td>
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<td><strong>HARDWARE COLOR</strong></td>
<td>• White</td>
<td>• Antique Brass</td>
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<tr>
<td></td>
<td>• Desert Sand</td>
<td>• Polished Brass</td>
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<tr>
<td></td>
<td>• Chestnut Bronze</td>
<td>• Brushed Chrome</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Oil Rubbed Bronze</td>
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<tr>
<td><strong>JAMB</strong></td>
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<td></td>
<td></td>
<td>• Maximum: 9-5/16” (one piece)</td>
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<td></td>
<td>• Maximum: 12” (two piece)</td>
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<td><strong>SCREENS</strong></td>
<td>• BetterVue™</td>
<td>• Aluminum Mesh available</td>
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<td></td>
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<td>• Phantom Screen - Limitations apply, factory-applied</td>
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<td></td>
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<td>• UltraVue™</td>
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<tr>
<td><strong>SCREEN FRAME COLOR</strong></td>
<td>• Brilliant White</td>
<td>• Bronze</td>
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<td></td>
<td>• Chestnut Bronze</td>
<td>• Heirloom White</td>
</tr>
<tr>
<td></td>
<td>• Desert Sand</td>
<td>• Bone White</td>
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<tr>
<td></td>
<td>• French Vanilla</td>
<td>• Dark Buckskin</td>
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<tr>
<td></td>
<td>• Mesa Red</td>
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<tr>
<td></td>
<td>• Arctic Silver</td>
<td>• Sage Brown</td>
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<tr>
<td></td>
<td>• Dark Chocolate</td>
<td>• Redwood</td>
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<tr>
<td></td>
<td></td>
<td>• Sea Foam</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Ivory</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Cascade</td>
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DIMENSIONAL WINDOWS
Wood double-hung windows may be specified as “dimensional” by adjusting the desired rough opening width or height in 1/4” increments from standard.

Wood double-hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with block and tackle spring extension systems hidden in weatherable PVC jambliners. Operating units are supplied with cam-type sash locks installed. Die-cast lower sash lifts supplied for field installation are an option. Recessed sash retainers provide simple sash installation and removal. There are several hardware finish options. Refer to the Specifications for available finish options.

MULTIPLE ASSEMBLIES
Wood double-hung windows may be mulled beside other wood double-hungs or wood picture windows, or below wood transom windows, to fulfill a wide variety of needs. Factory assembled mulls are limited in height (100”), width (114”), and a total area (75 square feet).
DOUBLE-HUNG OPERATION:
When the sash are locked at the check rails the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.

SASH TILTING FOR WASHING
The Custom Double-Hung window will allow the sash to be tilted or removed for easy cleaning.
ELEVATION NOTES
DOUBLE-HUNG

ELEVATION DRAWINGS UTILIZE A LIMITED NUMBER OF PROJECTED LINES TO PRODUCE A RUDIMENTARY DRAWING INTENDED TO BE USED IN A SMALL GRAPHICAL SCALE. ELEVATIONS ARE VIEWED PERPENDICULAR FROM THE EXTERIOR OF THE STRUCTURE. IF MORE DIMENSIONS ARE NEEDED, USE THE SECTION DrawINGS FOR MORE COMPLETE DEPICTIONS.

M.O. Brickmould
M.O. Adams/flat Casing
Rough Opening
Frame Size
Daylight Opening

24 1/2”(622)
27 1/2”(699)
22 1/8”(562)
21 3/8”(543)
14 13/16”(376)

Masonry Openings for Brickmould, Flat & Adams Casing. Vertical measurements include sill nose. (Subtract 1/2” from Masonry Opening for Unit Size)

34 11/16”(881)
36 3/16”(919)
32 3/4”(832)
32”(813)
11 1/16”(281)[2]

OUTSIDE OF EXTERIOR TRIM

DAYLIGHT OPENING

COTTAGE STYLE WINDOWS BOOK CODES

HWD2148C

UNIT WIDTH
UNIT HEIGHT
C = COTTAGE

‘EWD’ INDICATES SITELINE EX WOOD DOUBLE-HUNG
THE FIRST TWO NUMBERS INDICATE THE UNIT WIDTH
THE LAST TWO NUMBERS INDICATE THE UNIT HEIGHT

GENERAL WOOD DOUBLE-HUNG NOTES
1. ALL UNITS SHOWN ARE AVAILABLE AS OPERATORS ONLY.
2. UNIT ELEVATIONS ARE SHOWN WITH BRICKMOULD & SILL NOSE.
3. ALL OPERATING SASH ARE INSTALLED WITH VINYL JAMB LINERS AND OPERATED WITH AN INTERNAL BLOCK AND TACKLE SPRING SYSTEM.
4. DIMENSIONAL VALUES IN PARENTHESES ARE MILLIMETER CONVERSIONS.
5. VALUES IN BRACKETS ARE NUMBER OF DAYLIGHT OPENINGS.

ELEVATION SYMBOL LEGEND:
MO MASONRY OPENING
HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is 5/16-in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.

Stucco

Cedarmill®

Sierra 8

Smooth
Installation of HardiePanel® Vertical Siding

Note: James Hardie has a capillary break requirement when installing HardiePanel on a Multi-Family/Commercial project. Please visit www.jameshardiecommercial.com for further information.

GETTING STARTED

First locate the lowest point of the sheathing or sill plate, and begin installation on that wall.

1) Measure up from the sill plate the height of the panels at either end of the wall and snap a straight, level chalk line between the marks as a reference line. That line is for guidance in positioning the top edge of the panels. Check the reference line with a 4-ft. level.

2) Starting on one end and working across the wall, measure and trim the first panel making sure that the edge falls in the middle of a stud.

3) Using the chalk line as a guide along the panel’s top edge, carefully position the panel and secure it with suitable fasteners and fastener spacing for the particular application as noted in the ESR-1844 Report.

4) As installation continues, check the vertical edge of each panel with a 4-ft. level.

**TIP:** It is common practice to mark panels for cutting with a chalk line. Blue chalk is recommended because it washes off. Red chalk is considered permanent and may bleed through lighter colored paints.

**TIP:** Install flashing over the footing/foundation and extend the panel over the flashing just below the sill plate. Do not extend siding beyond the required grade clearances.

**TIP:** For Sierra 8 panels, double studs at each panel joint allows fasteners to be placed outside of panel grooves.

Note: James Hardie has a capillary break requirement when installing HardiePanel on a Multi-Family/Commercial project. Please visit www.jameshardiecommercial.com for further information.
Installation of HardiePanel® Vertical Siding (continued)

VERTICAL JOINT TREATMENT

Treat vertical joints in HardiePanel® vertical siding by using one of the following four methods:

1) Install the panels in moderate contact with joint flashing.

2) Leave an appropriate gap between panels (1/8 in. is the most common), and caulk using a high-quality paintable caulk, that meets ASTM C-834 or C-920 requirements. (Not recommended for ColorPlus)

Panels may be installed first with caulk applied in the joints after installation; or as an option, after the first panel is installed, apply a bead of caulk along the panel edge. When the next panel is installed against the first, the edge embeds in the applied caulk creating a thorough seal between the edges of the panels.

3) Vertical joints may be covered with wood or fiber-cement batten strips. If James Hardie® siding or trim products are ripped and used as batten strips, paint or prime the cut edges. Batten strips should span the vertical joint by at least 3/4 in. on each side.

4) Metal or PVC “H” moldings can be used to join two sections of HardiePanel siding.

**WARNING**
The caulk joint method is not recommended for the ColorPlus® products

DO NOT caulk nail head when installing ColorPlus products.

**3 Battened joint**
HardieTrim® batten board covers the joint between panels.

**4 H-Channel joint**
A manufactured H-channel captures the vertical edges of the panels.

**Note:** The following outlines the recommended applications for ColorPlus and Primed panels. Not all designs will be suitable for every application:
- Exposed fasteners or battens is the recommended application for ColorPlus products
- Do not use touch-up over fastener heads for smooth ColorPlus products - primed panel recommended
- For ColorPlus panel applications that require fasteners in the field, it is acceptable to use touch-up over fasteners for Cedarmill and Stucco panel only, but correct touch-up application is important. Some colors may show touch-up when applied over fasteners. Trim is recommended to cover joints when appropriate.

**TIP:** Stainless steel fasteners are recommended when installing James Hardie products.

HARDEIEPANEL SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load.
In some applications such as multi-story structures or at gable ends, it may be necessary to stack HardiePanel® siding. The horizontal joints created between panels must be flashed properly to minimize water penetration. Treat horizontal panel joints by using one of the following methods:

1) After installing the lower course of panel siding, install vinyl or coated aluminum “Z” flashing at the top edge of the panel. Make sure that the flashing is sloped away from the wall and does not rest flat on the top edge of the panel. Install the second level or gable panels leaving a 1/4-in. minimum gap between the bottom of the panel and the Z flashing. This gap should never be caulked.

2) As an alternative, if a horizontal band board is used at the horizontal joint, flashing must extend over the panel edge and trim attachment. Flashing for both treatments must slip behind the water-resistive barrier.

**WARNING**

Do not bridge floors with panel siding. A horizontal joint should always be created between floors.

**TIP:** For best looking installation of HardiePanel Select Sierra 8 siding, carefully align vertical panel grooves at 1st to 2nd story or gable junctures.

**TIP:** For the most symmetrical looking wall, plan the installation so that a full panel is centered on the wall or gable with equal-size panels cut for each end. As an alternative, plan the installation so that a full panel is located on either side of the wall center, again leaving equal-size panels on each end. These strategies might entail a centered framing layout. Choose the strategy that looks the best and uses material most efficiently.
In panel installations, trim is typically overlaid on top of the panel. Special attention needs to be paid to trim flashing at the tops of openings. Below is one method for properly flashing trim in a panel application:

1) After installing the window, cut and install a 1/4-in. thick shim above the window. The shim should be the same width as the trim, and it should be as long as width of the window.

2) Over the shim install flashing wide enough to cover thickness of the trim and long enough to cover the trim head piece.

3) Install the panel to the window and around the shim taking care not to damage the flashing and leaving a 1/4-in. gap between the panel and the horizontal part of the flashing.

4) Install the trim around the window, slipping the head piece under the installed flashing.
James Hardie recommends installing a rainscreen (an air gap) between the HardiePanel siding and the water-resistive barrier as a best practice.

For additional information on HardieWrap™ Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration nailing distances.

For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin #8 "Expansion Characteristics" at www.JamesHardie.com.

Storage & Handling:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.

CUTTING INSTRUCTIONS

Table:

<table>
<thead>
<tr>
<th>OUTDOORS</th>
<th>INDOORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Position cutting station so that wind will blow dust away from user and others in working area.</td>
<td>1. Cut only using score and snap, or shears (manual, electric or pneumatic).</td>
</tr>
<tr>
<td>2. Use the following methods:</td>
<td>2. Position cutting station in well-ventilated area.</td>
</tr>
<tr>
<td>a. Best:</td>
<td>- NEVER use a power saw indoors.</td>
</tr>
<tr>
<td>i. Score and snap</td>
<td>- NEVER use a circular saw blade that does not carry the HardieBlade saw blade trademark.</td>
</tr>
<tr>
<td>ii. Shears (manual, electric or pneumatic)</td>
<td>- NEVER dry sweep – Use wet suppression or HEPA Vacuum</td>
</tr>
<tr>
<td>b. Better:</td>
<td>- HARDIE¯ » Weather Barrier, a non-woven non-perforated housewrap, which complies with building code requirements.</td>
</tr>
<tr>
<td>i. Dust reducing circular saw equipped with a HardieBlade® saw blade and HEPA vacuum extraction</td>
<td>- Standardize practices to reduce dust exposure risks.</td>
</tr>
<tr>
<td>ii. Dust reducing circular saw with a HardieBlade saw blade</td>
<td>- DO NOT use HardiePanel vertical siding in Fascia or Trim applications.</td>
</tr>
<tr>
<td>(only use for low to moderate cutting)</td>
<td>- Some application are not suitable for ColorPlus. Refer to ColorPlus section page 3.</td>
</tr>
</tbody>
</table>

Important Note: For maximum protection (lowest respirable dust production), James Hardie recommends always using “Best”-level cutting methods where feasible.

General Requirements:

- These instructions to be used for single family installations only. **For Commercial / Multi-Family installation requirements go to www.JamesHardieCommercial.com
- HardiePanel® vertical siding can be installed over braced wood or steel studs spaced a maximum of 24” o.c. See general fastening requirements. Irregularities in framing and sheathing can mirror through the finished application.
- Information on installing James Hardie products over foam can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap™ Weather Barrier, a non-woven non-perforated housewrap, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3.5,6,7,8,9,10 &11 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6” in the first 10’.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePanel vertical siding may be installed on vertical wall applications only.
- DO NOT use HardiePanel vertical siding in Fascia or Trim applications.
- Some application are not suitable for ColorPlus. Refer to ColorPlus section page 3.
- If you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin #8 “Expansion Characteristics” at www.JamesHardie.com.

Installation:

Fastener Requirements

Position fasteners 3/8” from panel edges and no closer than 2” away from corners. Do not nail into corners. HardiePanel Vertical Siding Installation

- Framing must be provided at horizontal and vertical edges for nailing.
- HardiePanel vertical siding must be joined on stud.
- Double stud may be required to maintain minimum edge nailing distances.

Joint Treatment

- Vertical Joints - Install panels in moderate contact (fig. 1), alternatively joints may also be covered with battens, PVC or metal jointers or caulked (Not applicable to ColorPlus® Finish) (fig. 2).
- Horizontal Joints - Provide Z-flashing at all horizontal joints (fig. 3).

Cutting Instrucitons:

**WARNING: AVOID BREATHING SILICA DUST**

James Hardie® products contain respirable crystalline silica, which is known to the State of California to cause cancer and is considered by IARC and NIOSH to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) use fiber cement shears for cutting or, where not feasible, use a HardieBlade® saw blade and HEPA vacuum extraction; (3) wear an N-95 or higher respirator as required by government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheet available at www.jameshardie.com or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH. JH Tech Bulletin 19
CLEARANCES
Install siding and trim products in compliance with local building code requirements for clearance between the bottom edge of the siding and the adjacent finished grade.

Maintain a minimum 2" clearance between James Hardie® products and paths, steps and driveways.

Maintain a minimum 2" clearance between James Hardie products and decking material.

At the juncture of the roof and vertical surfaces, flashing and counterflashing shall be installed per the roofing manufacturer’s instructions. Provide a minimum 2" clearance between the roofing and the bottom edge of the siding and trim.

Maintain a 1/4" clearance between the bottom of James Hardie products and horizontal flashing. Do not caulk gap. Refer to fig. 3 on page 1.

KICKOUT FLASHING
Because of the volume of water that can pour down a sloped roof, one of the most critical flashing details occurs where a roof intersects a sidewall. The roof must be flashed with step flashing. Where the roof terminates, install a kickout to deflect water away from the siding. It is best to install a self-adhering membrane on the wall before the subfascia and trim boards are nailed in place, and then come back to install the kickout.

Figure 11, Kickout Flashing
To prevent water from dumping behind the siding and the end of the roof intersection, install a “kickout” as required by IRC code R905.2.8.3: “…flashing shall be a min. of 4" high and 4" wide.” James Hardie recommends the kickout be angled between 100° - 110° to maximize water deflection

BLOCKED PENETRATIONS
Penetrations such as hose bibs and holes 1 ½" or larger such as dryer vents shall have a block of trim around point of penetration.

GENERAL FASTENING REQUIREMENTS
Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie products near the ocean, large bodies of water, or in very humid climates.

• Consult applicable product evaluation or listing for correct fastener type and placement to achieve specific design wind loads.
• NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
• Drive fasteners perpendicular to siding and framing.
• Fastener heads should fit snug against siding (no air space). (fig. A)
• Do not over-drive nail heads or drive nails at an angle.
• If nail is countersunk, fill nail hole and add a nail. (fig. B)
• For wood framing, under driven nails should be hit flush to the plank with a hammer (for steel framing, remove and replace nail).
• NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.
• Do not use aluminum fasteners, staples, or clipped head nails.

PNEUMATIC FASTENING
James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).
CAULKING
For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. Note: OSI Quad as well as some other caulking manufacturers do not allow tooling.

DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section.

CUT EDGE TREATMENT
Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

PAINTING
DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE
• Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
• Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePanel® siding with ColorPlus Technology.
• Laminate sheet must be removed immediately after installation of each course.
• Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
• Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up, will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

The following outlines the recommended applications for ColorPlus and Primed panels. Not all designs will be suitable for every application:
• Exposed fasteners or battens is the recommended application for ColorPlus panel products
• Do not use touch-up over fastener heads for smooth ColorPlus products - primed panel recommended
• For ColorPlus panel applications that require fasteners in the field, it is acceptable to use touch-up over fasteners for Cedarmill and Stucco panel only, but correct touch-up application is important. Some colors may show touch-up when applied over fasteners. Trim is recommended to cover joints when appropriate.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY
When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:
• Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
• Repriming is normally not necessary
• 100% acrylic topcoats are recommended
• DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
• Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature


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TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited or a registered trademark of James Hardie Technology Limited.

Additional Installation Information, Warranties, and Warnings are available at www.jameshardie.com
The minimalistic system designed by RailPro preserves your view and is virtually maintenance free.

**Design Features - sleek, minimal obstruction of your view**
- The framework is composed of only three components:
  - The top rail which has a thin 2” tall cross section
  - The line post which has a 1 5/8” cross section
  - The termination post which is usually hidden at the ends with a 3” cross section

- For a 25 foot run, nearly 90% of the view area is unobstructed, far exceeding other railing systems.

- The top rail of the system is assembled without oversleeves. All connections are made with hidden internal sleeves and the use of butt joints, providing the cleanest possible appearance of the top rail at the directional and elevation changes.

- The most unique feature of our system is that no cable hardware is visible. The termination and take up hardware are hidden inside the termination posts. Once installed, you only see the framework and cables, which disappear into the view with nothing to distract the eye.

**Materials of Construction – virtually maintenance free**
- The framework is made from high quality aluminum.
- The finish is a permanent durable powder coat that is available in a myriad of colors and textures.
- All the fasteners and cable components are stainless steel.

- Our system cannot rust, and the finish will never need repainting. It’s a perfect complement to low maintenance composite decking.

**You can be confident when selecting RailPro to install your product**
- RailPro has serviced thousands of customers since being founded in 2000.
- We are members of the Master Builders Association.
- We are licensed in WA, OR, and CA.
- We are fully bonded and carry $1,000,000 in liability insurance.
- We service individual homeowners, custom home builders, and general contractors.
- RailPro also provides many other types of aluminum products.
  - Picket railing: standard to fully custom
  - Glass railing: framed and topless
  - Fencing
  - Driveway gates
  - Custom fabricated projects: trellises, plant grids, balconies, and more

For quotes, questions, or more information, please contact us at cablerail@railpro.us.
APPENDIX C – SURVEY AND SITE PLAN
SITE PLAN - STABLES DEVELOPMENT

W. NORTH AVENUE 50'

JABOK WAY 15'
N 75°00'00" E
63.00'

NEW ADDITION

EXISTING STABLES BUILDING
LOT: 23-N-135

LOT 22-S-169 AND 22-S-172

LINE OF TOP FLOOR ABOVE

W. NORTH AVENUE 50'

R/W

R/W

R/W

R/W

IRON PIN W/CAP SET

OWN LINK FENCE

OWN LINK FENCE

OWN LINK FENCE

1 inch = 20 ft.

Christopher R. Jackson, P.L.S.
Reg. No. 32075489

I, Christopher R. Jackson, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown herein is based upon an actual field survey of the land described, that all angles, distances and courses are correctly shown, and that this plan correctly represents the lots, lands, streets and improvements as surveyed by me for Go Realty.
SURVEY - STABLES DEVELOPMENT

JABOK WAY 15'
N 75°00'00" E

2-STORY FRAME BUILDING

W. NORTH AVENUE 50°

Christopher R. Jackson, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon an actual field survey of the land described, that all angles, distances and courses are correctly shown, and that this plan correctly represents the lots, lands, streets and improvements as surveyed by me for Go Realty.

Christopher R. Jackson, P.L.S.
Reg. No. SU075499

Job No. 6632
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:
DATE RECEIVED: ________________________
LOT AND BLOCK NUMBER: __________________
WARD: ____________________________________
FEE PAID: __________________________________

ADDRESS OF PROPERTY:
1435 Bedford Ave
Pittsburgh, PA 15219

OWNER:
NAME: Pittsburgh Gateways
ADDRESS: 1435 Bedford Ave
Pittsburgh, PA 15219
PHONE: 412-802-0988
EMAIL: bmiller@pghgateways.org

APPLICANT:
NAME: Renaissance 3 Architects
ADDRESS: 48 S. 14th St
Pittsburgh, PA 15203
PHONE: 412-431-2480
EMAIL: pr@r3a.com

REQUIRED ATTACHMENTS:
☑ Drawings ☐ Photographs ☑ Renderings ☑ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Exterior and roof mounted exhaust stacks required for dilution and expulsion of gases from specialized research labs.

SIGNATURES:
OWNER: ________________________________ DATE: __________________
APPLICANT: ____________________________ DATE: 1/14/2016
Brief:
The Energy Innovation Center is located at 1435 Bedford Avenue in the Hill District. The building was originally built to house the Connelley Trade School in 1930. The building has recently undergone a full core and shell renovation to become a center for sustainable energy research and is targeting LEED Platinum certification.

Scope of Work:
1) The scope of the project is the fit out of 15,000sf of research labs and administrative spaces on the first floor of the building.
2) The portion of the project requiring historic review is the construction of three exhaust stacks and their associated structure on the roof of the building in order to dispel gasses generated from the research labs. Wind wake analysis conducted by ____ determined that in order to properly vent the lab spaces and reduce the risk of gasses re-entering the building and surrounding buildings the exhaust stacks would need to be 31 feet above the roof plane. Three stacks are needed so mixing of exhaust does not occur inside the ducts. The height of the stacks requires stabilizing guy wires. The attached images are approximations of how the completed project would look from the street. Each stack is a different diameter -12", 18" and 34"- round, unpainted stainless steel.
3) The three exhaust ducts travel vertically from the first floor roof to the fourth floor roof on the exterior of the building in a group before transitioning back into an existing mechanical space on the fifth floor where the fans for the stacks are located. These ducts are on the back of the building and can only be seen from Crawford or Cliff St which dead-ends beyond the building.
4) The three stacks, while not original to the building, fit the with the historic use of the building as a trade school that housed many industrial trades. The simple form of the sleek, vertical stacks do not overpower the historic image of the building. They also add a physical marker of the new innovative education and research that now takes place in the adaptive re-use of the building. Much of the building's interior has been designed to showcase the mechanical systems that help make the building function.

Prepared by:

Renaissance 3 Architects, P.C.
Patrick Russell
Project Designer
REINFORCED CONC. PAD FOR ELEC. EQUIPMENT BY OTHERS. 8' HIGH METAL LOUVERED SCREEN FENCING WITH LOCKABLE ELECTRONIC ACCESS GATE. 3' DEEP CONC. FOUNDATIONS FOR METAL FENCE POSTS.
GENERAL NOTES

1. INTERIOR DIMENSION ARE FROM FACE OF FINISH WALL TO FACE OF FINISHED WALL, UNLESS NOTED OTHERWISE. DIMENSIONS CONNECT COLUMN LINES, FACE OF BRICK, FACE OF METAL SIDING. REFER TO WALL TYPES AND WALL SECTIONS FOR THICKNESS OF WALLS.

2. STOREFRONT WALL TO HAVE A MINIMUM OF 1" GAS FILLED INSULATED GLASS PANELS. ANY GLASS INSTALLED LESS THAN 36" ABOVE THE FINISHED FLOOR TO BE TEMPERED GLASS.

3. ALUMINUM CURTAIN WALL TO HAVE A MINIMUM OF 1" GAS FILLED INSULATED GLASS PANELS. REFER TO WINDOW TYPES FOR LOCATION OF CLEAR, TEXTURED AND TEMPERED GLASS.

4. CONTRACTOR SHALL PROVIDE APPROPRIATE AND LEVEL SUBSURFACE FOR FINISH MATERIAL.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER TEMPORARY FACILITIES TO PROTECT THE PUBLIC, STORED MATERIALS AND INSTALLED MATERIALS.

6. REFER TO LIFE SAFETY PLANS (G-101 SERIES OF SHEETS) FOR LOCATION AND EXTENT OF FIRE RATED ASSEMBLIES.

7. PROVIDE BLOCKING REQUIRED FOR CASEWORK AND TOILET ACCESSORIES AND FOR FUTURE FURNITURE INSTALLATION. COORDINATE LOCATION OF BLOCKING WITH OWNER'S FURNITURE INSTALLER.

8. COORDINATE ACCESS PANEL LOCATIONS & TYPE REQUIRED WITH M.P.E. DRAWINGS & CEILING TYPE INDICATED ON THE REFLECTED CEILING PLANS.

9. COLUMN LINE DESIGNATIONS ARE FOR CENTER LINES OF COLUMNS. REFER TO STRUCTURAL DRAWINGS FOR COLUMN SIZES.

10. FINISHED FIRST FLOOR ELEVATION IS 967.71'.

11. ALTERNATE #1: NEW MICROTURBINE: MEP EQUPMENT AND CONNECTIONS, ENCLOSURE, INSULATED GWB, FRAMING AND DOOR ASSEMBLY AT F LEVEL.

12. ALTERNATE #2: NEW TPO ROOF AND SHEATHING ASSEMBLY AT 4TH FLOOR ROOF.

13. ALTERNATE #3: NEW TPO ROOF AND SHEATHING ASSEMBLY AT STACK FAN ENCLOSURE ROOF (INCLUDES DEMOLITION OF EXISTING BALLAST AND SUBSTRATE).

14. ALTERNATE #4: MOBILE LABORATORY CASEWORK PER SPECIFICATION SECTION 123553.

15. ALTERNATE #5: DEDUCT ALTERNATE TO SHELL P.I. LABS (ELIMINATE FIXTURES AND FITTINGS, FUME HOODS, EQUIPMENTS, CEILINGS, AND FLOORING. GWB REMAINS.)

16. ALTERNATE #6: MECHOSHADE BOD. ALTERNATE FOR SHADING AUTOMATION CONTROLS TO DAYLIGHTING SENSORS ON ROOF INTEGRATED WITH LIGHT FIXTURES.

17. ALTERNATE #7: PIPE SYSTEM AND INFRASTRUCTURE PAINTING AT LABS AND OFFICES.

18. ALTERNATE #8: CLIFF STREET SUBSTATION SECURITY FENCE ENCLOSURE, DOOR AND LIGHTING. ALTERNATE PROVISION SHALL INCLUDE ALL DELEGATED DESIGN REQUIREMENTS BY TENANTS EQUIPMENT VENDOR FOR: EQUIPMENT, ACCESSORIES, INFRASTRUCTURE, SECURITY AND RELATED REQUIREMENTS. EATON TO SECURE ALL REQUIRED PERMITS AND APPROVALS.

19. ALTERNATE #9: CLIFF STREET CONDUIT AND PATHWAY.

20. ALTERNATE #10: DEDUCT ALTERNATE: VCT FLOORING AT ALL LABS, SUPPORT SPACES.

21. DEDUCT ALTERNATE: EXISTING DOOR FRAMES AT CORRIDOR TO REMAIN.

22. DOOR ACCESS TO LAB 109 MECHANICAL EQUIPMENT MEZZININE AND SUPPORT TO BE PROVIDED BY OWNER.

23. REMOVE ALL EXISTING BRACKET FASTENERS AND PLATES WHERE LAMINATED GWB OCCURS.

24. COORDINATE LOCATION OF CEILIN9 SERVICE PANELS TO MATCH BENCH ENDCAPS FOR SERVICES.
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

STAFF USE ONLY:
DATE RECEIVED: ________________________
LOT AND BLOCK NUMBER: ________________________
WARD: ________________________
FEE PAID: ________________________
DISTRICT: ________________________

ADDRESS OF PROPERTY:
1101 N. MORTLAND STREET
PITTSBURGH PA 15201

OWNER:
NAME: PITTSBURGH PUBLIC SCHOOLS
ADDRESS: 341 S. BELLEFIELD AVENUE PITTSBURGH PA 15213
PHONE: 412-529-5775
EMAIL: ENCINAMARIA@PHSDOE.NET

APPLICANT:
NAME: GREG MAYNES, AIA
ADDRESS: 438 S. MAIN ST., 3RD FLR
PITTSBURGH PA 15220
PHONE: 412-488-8890
EMAIL: GMAYNES@MAYNESASSOCIATES.COM

REQUIRED ATTACHMENTS:
☒ Drawings  ☑ Photographs  ☐ Renderings  ☐ Site Plan  ☒ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

ADDITION TO AND RENOVATION OF EXISTING GARAGE SPACE TO HOUSE NEW VOCATIONAL TRAINING PROGRAM. CONSTRUCTION OF NEW OUTBUILDING AND MINOR MODIFICATIONS TO SITE FEATURES - SIDEWALKS, CURBS, RETAINING WALLS, FENCES, AND PAVING.

SIGNATURES:
OWNER: ________________________ DATE: 1/11/16
APPLICANT: ________________________ DATE: 1/11/16
EXISTING WESTINGHOUSE BLDG.

NEW BUILDING ADDITION

NEW 24' X 24' FREESTANDING MASONRY BUILDING, EMBEDDED IN HILLSIDE

SITE PLAN KEY:
1. EXISTING DRAIN TO REMAIN.
2. NEW 6' x 9' BLACK VINYL CHAIN LINK FENCE.
3. NEW 12' x 10' BLACK VINYL CHAIN LINK FENCE.
4. NEW CURB CUT.
5. NEW BOLLARDS. SEE DETAIL XXXX

GENERAL NOTES:
1. NEW LABELLED PAVED AREA TO BE MADE OF 4' CONCRETE SLAB WITH 8' EXTERIOR RUBBER MURBANK ON 10'-1" S100 1/2 P1 MAKAL.
2. NEW GROUND INLET DRAIN TO TAP INTO EXISTING DRAINAGE SYSTEM.
3. CONTRACTOR IS TO PLANT NEW LOW MAINTENANCE TYPE GRASS WHERE INDICATED.

LEGEND
- NEW CONCRETE PAVEMENT AREA
- NEW LAW N
- EXTENT OF NEW RETAINING WALL

THE BOARD OF PUBLIC EDUCATION, PITTSBURGH, PA

CTE LAB
4151 W. End Blvd.
Pittsburgh, PA 15214

MAYSNER ASSOCIATES, ARCHITECTS, LLC
250 Grandview Avenue
Pittsburgh, PA 15219

MAYSNER ASSOCIATES, ARCHITECTS, LLC
WRELESS ABILITY ArchITECTS, LLC

W. End Blvd.
Pittsburgh, PA 15214

EXISTING RES. HOUSES
EXISTING RES. HOUSES

NEW SITE PLAN

1/10" = 1'-0"
Westinghouse PS CTE Lab
Scope of Work

Westinghouse 6-12
1101 N. Murtland St.
Pittsburgh PA 15208

- Renovation and addition to an existing school building to house a Public Safety Career and Technical Education Program.
  - Construct new masonry addition with sloped steel roof structure.
    - Approximately 28’ deep x 44’ wide.
    - New addition includes garage extension for Main Fire Truck Bay, two new locker rooms, and ladder/equipment storage.
    - Provide new framed opening and garage door for Main Fire Truck Bay.
  - Construct limestone exterior masonry to match existing building.
  - Construct new window openings and windows to match style of existing building.
  - Demolish, replace, and construct interior renovations as required.
    - Replace man doors throughout Public Safety Lab.
    - Demolish garage doors, frames, and transom panels at Team Station Area and Ambulance Simulator. Replace with taller framed openings and garage doors (no transom panels).
    - Demolish existing garage door at Main Fire Truck Bay. Maintain doorframe, but do not replace door.
    - Replace lighting and HVAC as required. Add telecom/WiFi service throughout Public Safety Lab.
    - Replace suspended acoustical tile ceilings where existing.
    - Renovate two existing restrooms with new finishes and fixtures.
    - Remove sinks and plumbing from sink area. Construct new wall and door to enclose a new storage room in this location.
    - Construct new window openings from classroom into Office and Dispatch Area.
    - Construct new dispatch desk in Dispatch Area.
    - Demolish existing concrete steps from Dispatch Area to Main Fire Truck Bay. Enclose with half-height wall. Ramp is to remain.
    - Install new Utility and Eye Wash Sinks in Fire Truck Main Bay.
    - Remove equipment from opening between Team Station Area and Exercise Equipment Area and seal with concrete block. Construct glass display case facing Team Station Area.
    - Construct/Install wall-mounted turnout gear storage racks in Exercise Equipment Area.
    - Install acoustical treatments in Exercise Equipment Area.
    - Install new blinds in Exercise Equipment Area.
• Install Safety Simulation Equipment provided by PPS.
  • Ambulance Simulator.
  • Forcible-Entry Door Simulator.
  • Roll-In Stretcher.
• Provide foam exercise mats in Team Station Area.
• New epoxy coating on all concrete floors throughout Public Safety Lab.
• New paint throughout Public Safety Lab.

• Construction of a new unconditioned outbuilding to house facilities and grounds-keeping equipment.
  o New outbuilding to be masonry with steel roof structure.
  o Excavate to partially embed building in hillside.
  o Limestone exterior masonry to match existing building.
  o Provide new framed opening and garage door for outbuilding entrance.

• Renovation of exterior site conditions.
  o Demolish and reconstruct sidewalk to include two curb cuts (one extant) at the existing garage doors and at the Fire Truck Main Bay. Reconstruct tree well and plant street tree.
  o Demolish and reconstruct existing curb and paving to include new curb cut at new outbuilding entrance.
  o Construct new masonry retaining wall with limestone cap around new play area adjacent to new addition. Construct level concrete slab at grade with new addition entrance elevation with rubberized top surface in play area. Construct chain-link fence around play area.
  o Demolish and replace asphalt paving around addition. Repair and/or repave any street paving damaged or disturbed during construction.
  o Demolish and construct new chain-link fence as required to secure school grounds.
  o Repair or replace any other landscaping damaged during construction.
Westinghouse PS CTE Lab
Pittsburgh Public Schools
Material Submittal
01/15/16

Exterior Materials:

Indiana Limestone: Match existing building.

Window: Metal-framed window, finish to match existing windows.

Man Doors: Hollow metal door and frame, painted to match existing doors.

Overhead Doors: Existing sectional doors are not original to building. New sectional doors will be similar in appearance while providing increased thermal performance. Paint to match existing doors.

Note: This project is subject to the public bidding process. As such, we cannot specify particular products. The attached product information is only included as an example of acceptable products.
Indiana Limestone Company
Vanderbilt Classic®
Examples of Product Installation
Vanderbilt Classic
Smooth 3-5/8” Bed Depth

Vanderbilt Classic® is a solid, genuine natural Indiana Limestone sawn veneer. The strong, clean look of real limestone is ideal for commercial and fine residential structures.

**Modular Units**
- Made of the same naturally durable and high quality raw material used in our nation’s most renowned buildings.
- Use a proven, time-tested natural stone readily available in full-bed thickness precision cut modular units.
- Full color blend Vanderbilt Classic exhibits the subtle natural color range that has become the standard of Indiana Limestone over the last 150 years.
- Indiana Limestone is the Classic Complement™ to brick and other building materials.
- Available in standard sizes of 4”, 8”, 12”, or 16” heights by 24” in length. Custom sizes available upon request.

**Competitively Priced**
- An historic natural stone competitively priced to engineered or cast stone imitations.
- Cost effective modular unit installation using traditional brick ties and having proper coverage/weight balance for efficient setting.
- Packaged ready-to-set and easily trimmed in the field for corner, door, and window openings.

**Trim and Accent**
- A full line of standard and custom transitional trim and accent units are available to match the full range of color of Vanderbilt Classic.

### Vanderbilt Classic Smooth

<table>
<thead>
<tr>
<th>Prod ID</th>
<th>Color</th>
<th>Height</th>
<th>Depth</th>
<th>Length</th>
<th>Pcs Per Pallet</th>
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</thead>
<tbody>
<tr>
<td>WE-004</td>
<td>Full Color</td>
<td>3-5/8”</td>
<td>3-5/8”</td>
<td>23-5/8”</td>
<td>120</td>
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<tr>
<td>WE-008</td>
<td>Full Color</td>
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<td>3-5/8”</td>
<td>23-5/8”</td>
<td>60</td>
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<tr>
<td>WE-012</td>
<td>Full Color</td>
<td>11-5/8”</td>
<td>3-5/8”</td>
<td>23-5/8”</td>
<td>40</td>
</tr>
<tr>
<td>WE-016</td>
<td>Full Color</td>
<td>15-5/8”</td>
<td>3-5/8”</td>
<td>23-5/8”</td>
<td>30</td>
</tr>
</tbody>
</table>

**Product Description and Packaging**
- Empire standard grade Full Color Blend material
- Smooth face with sawn top, bottom, back, and ends.
- Tolerances:
  - Height (+/-) 1/16”
  - Length (+/-) 1/16”
  - Depth (+/-) 1/16”
- Palletized on 48” x 48” pallet, wrapped in plastic

To order or for Dealer information call (800) 457-4026 or visit IndianaLimestoneCompany.com
Today’s competitive market necessitates products that combine quality and performance with aesthetics and cost effectiveness. Traco NX-200 Series Thermal Windows meet this need with multiple choices. Offering a solution for any type of commercial application, these windows demonstrate outstanding air infiltration, water penetration and structural abilities along with enhanced thermal performance.

A variety of installation options and accessories allow these varied windows to address contractor, installer and architect requirements. And, proven performance make the windows a smart choice for new or retrofit construction. Delivering durability, reliability and versatility with thermal performance and cost savings, Traco NX-200 Series Thermal Windows are the whole package.
Performance
By incorporating an innovative thermal barrier system, Traco NX-200 Series Thermal Windows deliver enhanced thermal performance. The high-performance energy spacer provides reduced U-factors when compared to a conventional insulated glazing unit with a metallic spacer. The combination furnishes an insulation barrier that results in excellent energy efficiency. One-inch insulating glass is standard.

Thermal efficiency makes the windows ideal for buildings seeking to earn Leadership in Energy and Environmental Design (LEED®) certification with the U.S. Green Building Council.

Traco NX-200 Series Thermal Windows have been tested to meet AAMA/WDMA/CSA standards. Made from aluminum, these high-performing windows offer several installation options as well as sustainable benefits such as recyclability. Furthermore, these windows will not rot, warp or buckle due to moisture and weather exposure.

Fabrication and Installation
Traco NX-200 Series Thermal Windows are versatile to address custom field applications. Multiple installation options include a trim/clip, preset or wrap around panning and strap anchor mullions.

Aesthetics and Versatility
With a standard 2-1/4" frame depth and a look that will appeal in any application, Traco NX-200 Series Thermal Windows are available in multiple configurations including fixed, casement and projecting. The windows can accommodate a variety of glass options including tempered glass with the choice of bronze or gray tint. An assortment of hardware options including pole ring cam handles and full screens are available for most window models. Traco NX-220 and Traco NX-210 feature butt hinge and multi-point locks. The NX-210 also includes roto-operators for casements.

Traco NX-200 Series Thermal Windows feature vertical and horizontal integral mullions. Extruded aluminum screens are available on most models.

Dual color or dual finish options provide the flexibility to vary interior and exterior finishes.

<table>
<thead>
<tr>
<th>MODEL</th>
<th>FUNCTION</th>
<th>AAMA/WDMA/CSA 101/1.S.2/A-440.08 DESIGNATION</th>
<th>WATER RESISTANCE (PSF)</th>
<th>UNIFORM LOAD STRUCTURAL (PSF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traco NX-210</td>
<td>Casement Outswing</td>
<td>CW-PG50-C</td>
<td>12</td>
<td>50</td>
</tr>
<tr>
<td>Traco NX-220</td>
<td>Casement Inswing</td>
<td>CW-PG50-C</td>
<td>10</td>
<td>50</td>
</tr>
<tr>
<td>Traco NX-240</td>
<td>Project In</td>
<td>CW-PG50-AP</td>
<td>10</td>
<td>50</td>
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<tr>
<td>Traco NX-250</td>
<td>Project Out</td>
<td>CW-PG50-AP</td>
<td>12</td>
<td>50</td>
</tr>
<tr>
<td>Traco NX-280</td>
<td>Fixed</td>
<td>CW-PG50-FW</td>
<td>12</td>
<td>50</td>
</tr>
</tbody>
</table>

Union Electric Steel Corp., Carnegie, Pennsylvania, USA
Design/Builder: ASTORINO, Pittsburgh, Pennsylvania, USA
Window Installer: Delrey Windows, Inc., Valencia, Pennsylvania, USA
Traco NX-250 Project Out and Traco NX-280 Fixed Thermal Windows
Photo courtesy of ASTORINO
707 Series - Composite

Standard Features

- Available with Embossed Panels
- Insulated Polystyrene Core (optional Polyurethane Core)
- 1-3/8 or 1-3/4 Inches Thick
- Polystyrene R-Factor - 6.37
- Polyurethane R-Factor - 10.04
- 16 Gauge Top & Bottom Channels
- 20, 18, 16 or 14 Gauge Face Skins
- Fire Rated up to 3 Hours
- Rugged Perimeter Channel Construction
- Sizes from 2068 to 50100
- Versatile and Dependable.

For more detailed information, please see the link below.

Find technical information here >>
Thermacore® 591 with passdoor and thermal glazing.

**Standard Features At a Glance**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Panel thickness</td>
<td>1 5/8&quot; (41 mm)</td>
</tr>
<tr>
<td>R-value</td>
<td>14.86 (2.63 W/Msq)</td>
</tr>
<tr>
<td>U-value</td>
<td>0.067 (.380 Msq/W)</td>
</tr>
<tr>
<td>Air infiltration</td>
<td>0.09 cfm/ft² (14.6 m³/hr/m²)</td>
</tr>
<tr>
<td>Thermal break</td>
<td>PVC</td>
</tr>
<tr>
<td>Exterior steel</td>
<td>0.015&quot; (.38 mm)</td>
</tr>
<tr>
<td>Exterior surface</td>
<td>Ribbed, textured</td>
</tr>
<tr>
<td>Standard springs</td>
<td>10,000 cycle</td>
</tr>
<tr>
<td>Std. maximum width</td>
<td>32'2&quot; (10.7 m)</td>
</tr>
<tr>
<td>Std. maximum height</td>
<td>24'1&quot; (7.3 m)</td>
</tr>
<tr>
<td>Exterior color</td>
<td>White, tan, gray,</td>
</tr>
<tr>
<td>Industrial Brown</td>
<td></td>
</tr>
<tr>
<td>Interior color</td>
<td>White</td>
</tr>
<tr>
<td>Limited warranty</td>
<td>10-year delamination</td>
</tr>
<tr>
<td></td>
<td>1-year door</td>
</tr>
<tr>
<td></td>
<td>2-year 20,000 cycle door</td>
</tr>
<tr>
<td></td>
<td>and operator system</td>
</tr>
<tr>
<td></td>
<td>(material and workmanship)</td>
</tr>
</tbody>
</table>

**Options**

- Thermal glazing
- Aluminum sash sections available up to 30'2" (depending on glass type and thickness)
- Four-section pass door
- High usage components
- Optional Kynar white, brown, beige
- Wind load options
- Electric operator
- Chain hoist
- Foil Tension drums
- Safety bottom fixtures
- Bottom-sensing edge
- Flexible jambs, header seal
- Exhaust ports

---

**An Exceptional Degree of Thermal Performance. In Any Environment.**

When your project requires a door with an exceptional degree of thermal efficiency, the Thermacore® 591 is a proven performer. The Thermacore® steel-polyurethane-steel panel construction provides a thermal barrier that withstands extreme climatic conditions and the most demanding environmental requirements.

This 1 5/8" (41 mm) thick, heavy-duty door fits a wide range of opening sizes and the spectrum of applications — making it the best-selling door system in the Thermacore® line and one of the most specified insulated sectional doors in the industry. Boosting an R-value of 14.86 (2.63 W/Msq), a U-value of .067 (.380 Msq/W), and one of the best air infiltration ratings, the Thermacore® 591 will meet or exceed almost any thermally efficient application requirement.

**Engineered for High Thermal Efficiency.**

The Thermacore® product line’s unique manufacturing process provides a CFC-free, fully encapsulated, foam-in-place panel which maintains R-value performance year round — and year in and year out. Thermal breaks between internal and external skins, PVC thermal break and joint seal minimize air infiltration and provide one of the highest thermal efficiency ratings in the industry for specified applications.

**Strong, Lightweight, Attractive and Durable.**

Thermacore® 591 doors feature roll-formed, hot-dipped galvanized steel exterior panels designed for exceptional strength and sound suppression capabilities. Wind load design available for usage in high-wind conditions. Two coats of baked-on, polyester paint on a ribbed, textured exterior surface provide a handsome finish that will last for years. Our industry-leading 10-year limited warranty against delamination means that we’ll stand behind the quality of our doors at the outset and for the long haul.

**Superior Field Serviceability.**

Thermacore® has a special internal construction which allows hinges to be placed anywhere along the panel’s length permitting customization on the job site — for fast and precise installation, repair or retrofit.

**Built With the Best Technology in the Business.**

The 591 is manufactured using Overhead Door Corporation’s proprietary, computer-controlled fabrication process. This advanced technology ensures adherence to the industry’s strictest product tolerances and results in an exceptionally well-built door for outstanding thermal efficiency and long-lasting performance.

**Many Options, Better Solutions.**

The Thermacore® 591 fits openings up to 35'2" (10.7 m) wide and 24'1" (7.3 m) high. A full line of electric operators ensures precise and trouble-free motor operation in a variety of mounting options (side, center or trolicy). Available options include aluminum sash section, thermal glazing, pedestrian pass door, Knock & Lock® Breakaway door system, and jambs weatherstriping. Optional high usage components expand the versatility of the 591 to high-cycle conditions, with torsion springs in 25k, 50k, 75k or 100k cycles, a solid-stainless steel to reduce fatigue and delamination, and a heavy-duty 3" (76 mm) steel track for added durability.

For additional information, or special project requirements, consult your Overhead Door distributor or the Overhead Door Architectural Design Manual.
Heavy-Duty Thermacore® Door System

Series 591 with passdoor and thermal glazing.

Standard Features At a Glance

Panel thickness 1 5/8" (41 mm)
R-value 14.86 (2.63 W/Msq)
U-value .067 (.380 Msq/W)
Air infiltration
at 35 mph (56 kmph) .08 cfm/ft² (14.6 m³/hr/m²)
at 25 mph (60 kmph) .08 cfm/ft² (14.6 m³/hr/m²)
Thermal break PVC
Exterior steel 0.015" (.38 mm) galv.
Exterior surface Ribbed, textured
Standard springs 10,000 cycle
Std. maximum width 32" (10.7 m)
Std. maximum height 241" (7.3 m)
Exterior color White, tan, gray,
Industrial Brown
Interior color White
Limited warranty 10-year delamination
1-year door
3-year/20,000 cycle door
and operator system
(material and workmanship)

Options

• Thermal glazing
• Aluminum sash sections available up to 302" (depending on glass type and thickness)
• Four-section pass door
• High-usage components
• Optional: Kynar white, brown, beige
• Wind load options
• Electric operator
• Chain hoist
• Posi-Tension drums
• Safety bottom fixtures
• Bottom-sensing edge
• Flexible jams, header seal
• Exhaust ports


When your project requires a door with an exceptional degree of thermal efficiency, the Thermacore® 591 is a proven performer. The Thermacore® steel-polyurethane-steel panel construction provides a thermal barrier that withstands extreme climatic conditions and the most demanding environmental requirements.

This 1 5/8" (41 mm) thick, heavy-duty door fits a wide range of opening sizes and the spectrum of applications — making it the best-selling door system in the Thermacore® line and one of the most-specified insulated sectional doors in the industry. Boasting an R-value of 14.86 (2.63 W/Msq), a U-value of .067 (.380 Msq/W), and one of the best air infiltration ratings, the Thermacore® 591 will meet or exceed almost any thermally efficient application requirement.

Engineered for High Thermal Efficiency.
The Thermacore® product line’s unique manufacturing process provides a CFC-free, fully encapsulated, foam-in-place panel which maintains R-value performance year round – and year in and year out. Thermal breaks between internal and external skins, PVC thermal break, and joint seal minimize air infiltration and provide one of the highest thermal efficiency ratings in the industry for specified applications.

Strong, Lightweight, Attractive and Durable.
The Thermacore® 591 doors feature roll-formed, hot-dipped galvanized steel exterior panels designed for exceptional strength and sound suppression capabilities. Wind load design available for usage in high-wind conditions. Two coats of baked-on, polyester paint on a ribbed, textured exterior surface provide a handsome finish that will last for years. Our industry-leading 15-year limited warranty against delamination means that we’ll stand behind the quality of our doors at the outset and for the long haul.

Superior Field Serviceability.
The Thermacore® has a special internal construction which allows hinges to be placed anywhere along the panel’s length permitting customization on the job site — for fast and precise installation, repair or retrofit.

Built With the Best Technology in the Business.
The 591 is manufactured using Overhead Door Corporation’s proprietary, computer-controlled fabrication process. This advanced technology ensures adherence to the industry’s strictest product tolerances and results in an exceptionally well-built door for outstanding thermal efficiency and long-lasting performance.

Many Options, Better Solutions.
The Thermacore® 591 fits openings up to 352" (10.7 m) wide and 241" (7.3 m) high. A full line of electric operators ensures precise and trouble-free motor operation in a variety of mounting options (side, center or trolley). Available options include aluminum sash section, thermal glazing, pedestrian pass door, Knock & Lock® Breakaway door system, and jamb weatherstriping. Optional high-usage components expand the versatility of the 591 to high-cycle conditions, with torsion springs in 25k, 50k, 75k or 100k cycles, a solid-steel shaft to reduce fatigue and deflection, and a heavy-duty 3" (76 mm) steel track for added durability.

For additional information, or special project requirements, consult your Overhead Door distributor or the Overhead Door Architectural Design Manual.
Deadline:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

Fee Schedule:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

Address of Property:
1430
11460 PAGE ST
PITTSBURGH, PA 15233

Owner:

Name: PITTSBURGH PUBLIC SCHOOLS
Address: 341 S. BELLEFIELD AVE
PITTSBURGH, PA 15213
Phone: PITTSBURGH, PA 15213
Email: 

Required Attachments:

☐ Drawings  ☑ Photographs  ☑ Renderings  ☐ Site Plan  ☐ Other

Detailed Description of Proposed Project:
PPS is proposing a 7,500 s.f. surface parking lot to serve the parking needs of the Conroy Education Center, located at 1398 Page St. The proposed parking lot will be off-site, approximately 400 ft west of the school on Page St. (presently the school has neither a dedicated parking lot nor space to build one on-site). The proposed parking lot will contain 26 parking spaces including 2 accessible spaces. The paving will be asphalt with a concrete drive apron which maintains the accessible sidewalk. Stormwater will be treated on-site, and landscaping will be provided as required by City of Pittsburgh code.

Signatures:

Owner:  
Date: 1/8/16

Applicant:  
Date: 1/8/16

Staff Use Only:
Date Received: 1/8/16
Lot and Block Number: 7-B-202, 203, 204, 209, 212
Ward: 218-
Fee Paid: $40
District:
6

Applicant:

Name: MICHAEL MCNAMARA
Address: 1305 MURIEL ST
PITTSBURGH, PA 15203
Phone: 412 488 4314
Email: mmcnamara1@pghboe.net
VIEW NORTH TOWARD EAST ADJACENT LOT

VIEW EAST TOWARD ADJACENT LOT/RESIDENCE
VIEW NORTH UP BLAKE WAY AT MID SITE

VIEW NORTH UP BLAKE WAY AT NORTHERN THIRD OF SITE
VIEW EAST ON FAULSEY WAY FROM NORTHWEST CORNER OF SITE

VIEW NORTH FROM SOUTH EAST CORNER OF SITE
PANORAMIC VIEW SOUTH FROM NORTH SIDE OF SITE

PANORAMIC VIEW NORTHWEST TO WEST ADJACENT LOT FROM SOUTHWEST CORNER